

#4468

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June 20, 1984

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MEMORANDUM

June 20, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 6/26/84

Z-6848

Alphonse Marano
31A-31 Lexington Street, East Boston
near Meridian Street

Two-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from four to five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Creation of a basement apartment in this heavily populated section of the community would be excessive and inappropriate. East Boston Land Use Advisory Council has expressed adamant opposition to excessive units.
Recommend denial.

VOTED: In reference to petition Z-6848, Alphonse Marano, 31A-31 Lexington Street, East Boston, for a forbidden use and a variance for change of occupancy from four to five apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Creation of a basement apartment in this heavily populated section of the community would be excessive and inappropriate. East Boston Land Use Advisory Council has expressed adamant opposition to excessive units.

Z-6848

31A-31 LEXINGTON ST. E.B.



Board of Appeal Referrals 6/20/84

Hearing: 6/26/84

Z-6887

Manley Bennett
496A Blue Hill Avenue, Dorchester
at Castlegate Road

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential H-1_____	local business_____	waterfront_____
	single family_____		manufacturing_____

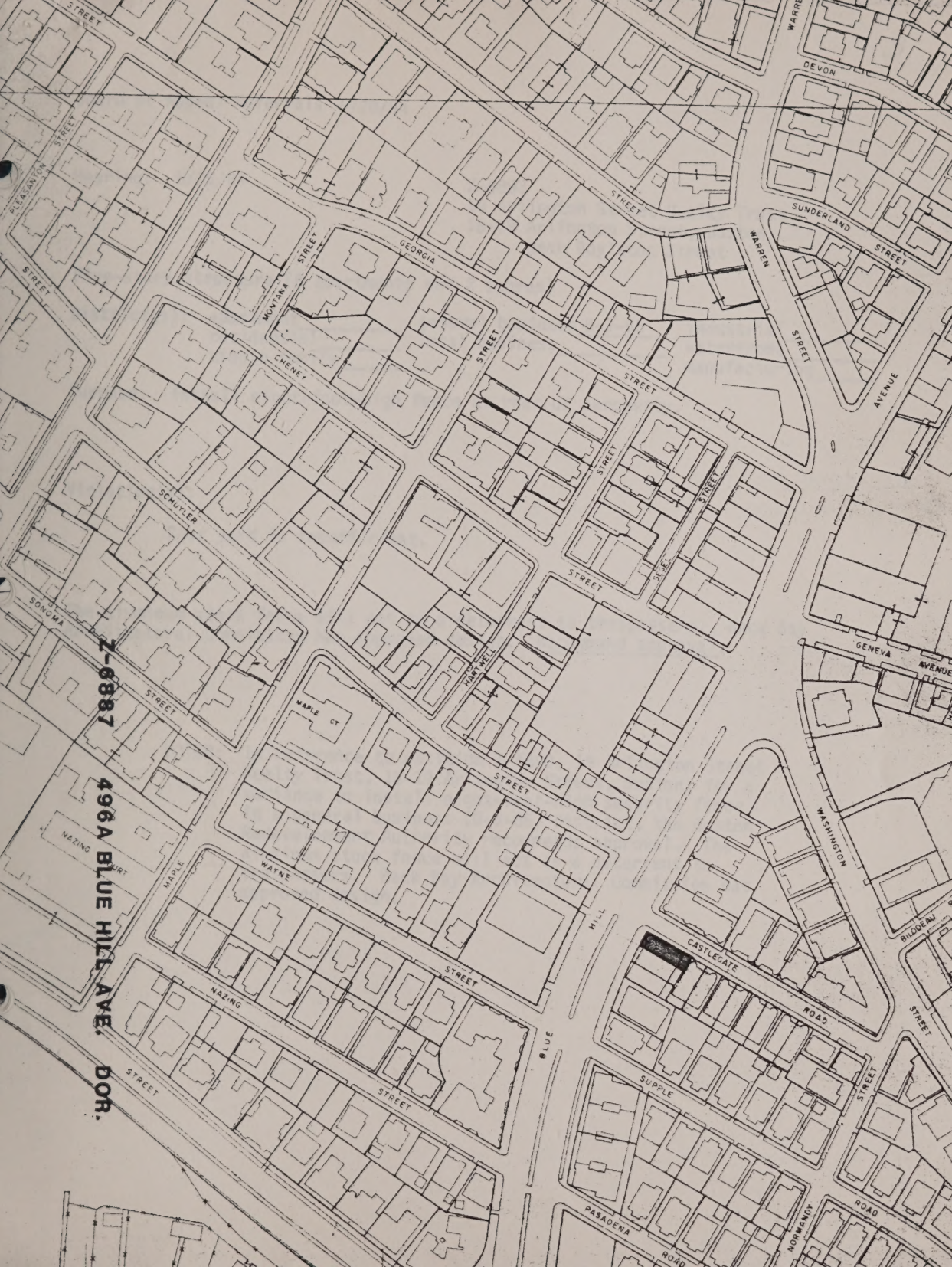
Purpose: change occupancy from two-family dwelling to retail store and beauty parlor.

Violation(s):

Retail store and beauty shop are forbidden uses.

Petitioner has not submitted evidence to justify conversion of needed residential units to commercial uses. Recommend denial.

VOTED: In reference to petition Z-6887, Manley Bennett, 496A Blue Hill Avenue, Dorchester, for two forbidden uses for change of occupancy from two-family dwelling to retail store and beauty parlor in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Petitioner has not submitted evidence to justify conversion of needed residential units to commercial uses.



2-68887

496A BLUE HILL AVE. DOR.

Board of Appeal Referrals 6/20/84

Hearing: 6/26/84

Z-6893

19 Arlington Street Realty Trust
18-19 Arlington Street, Boston
near Boylston Street

Five-story structure (8 apartments and 2 stores)

District(s): apartment _____ general business B-3-65 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

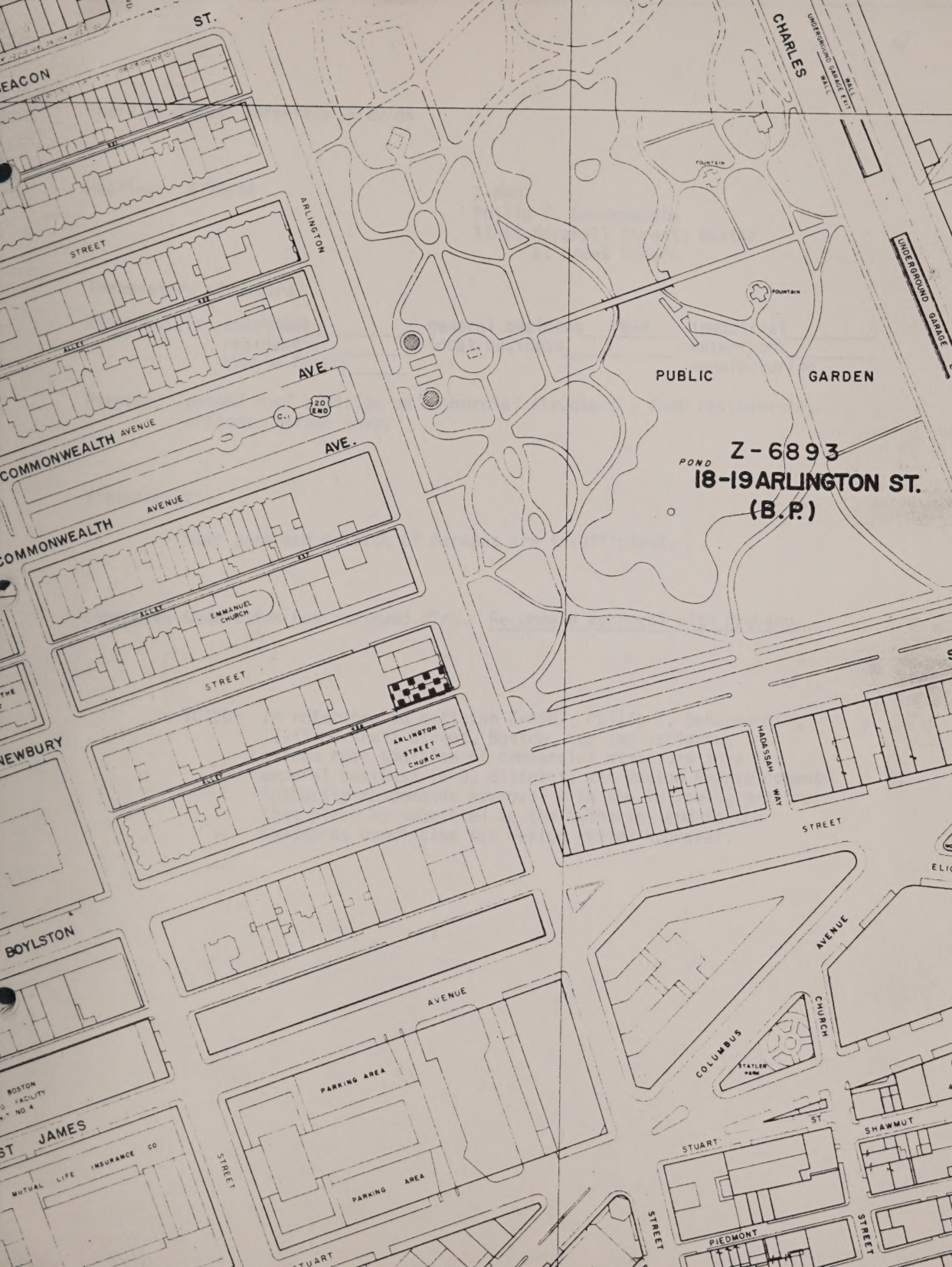
Purpose: install eight-foot-high fence at rear of peroperty.

Violation(s):

Rear yard is insufficient.

The aluminum stock fence will act as a deterrent to trespassers. Back Bay Architectural Commission has approved design. Recommend approval.

VOTED: In reference to petition Z-6893, 19 Arlington Street Realty Trust, 18-19 Arlington Street, Boston, for a variance to install eight-foot-high security fence in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. The aluminum stock fence will act as a deterrent to trespassers. Back Bay Architectural Commission has approved design.



ST.

BEACON

CHARLES

UNDERGROUND GARAGE

UNDERGROUND GARAGE

STREET

ARLINGTON

AVE.

C-1 20 END

COMMONWEALTH AVENUE

AVE.

AVENUE

COMMONWEALTH

ALLEY

EMMANUEL CHURCH

STREET

ARLINGTON STREET CHURCH

NEWBURY

BOYLSTON

BOSTON

ST JAMES

MUTUAL LIFE INSURANCE CO

STREET

PARKING AREA

PARKING AREA

STUART

COLUMBUS

STATLEY PARK

AVENUE

CHURCH

STUART

STREET

PIEDMONT

SHAWMUT

STREET

PUBLIC

GARDEN

Z-6893
POND
18-19 ARLINGTON ST.
(B.P.)

Board of Appeal Referrals 6/20/84

Hearing: 6/26/84

Z-6907

Philip Y. DeNormandie
11-12 Marshall Street, Boston
at Creek Square

Three-story structure

District(s): apartment _____ general business B-8 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: extend roof addition on commercial structure - four restaurants,
offices, barber shop.

Violation(s):

Rear yard and setback of parapet are insufficient.

Landmarks Commission has reviewed plan. Recommend approval with proviso.

VOTED: In reference to petition Z-6907, Philip Y. DeNormandie,
11-12 Marshall Street, Boston, for two variances to
extend roof addition of commercial structure in a
general business (B-8) district, the Boston Redevelopment
Authority recommends approval with the following proviso:
that plans be submitted to the Authority and to the
Landmarks Commission for design review approval.



Z-6907 11-12 MARSHALL ST. BOSTON

Board of Appeal Referrals 6/20/84

Hearing: 6/26/84

Z-6931
Edward Rogers
7 Barnes Avenue, East Boston
at Bayswater Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from one- to two-family dwelling; enlarge and enclose porch.

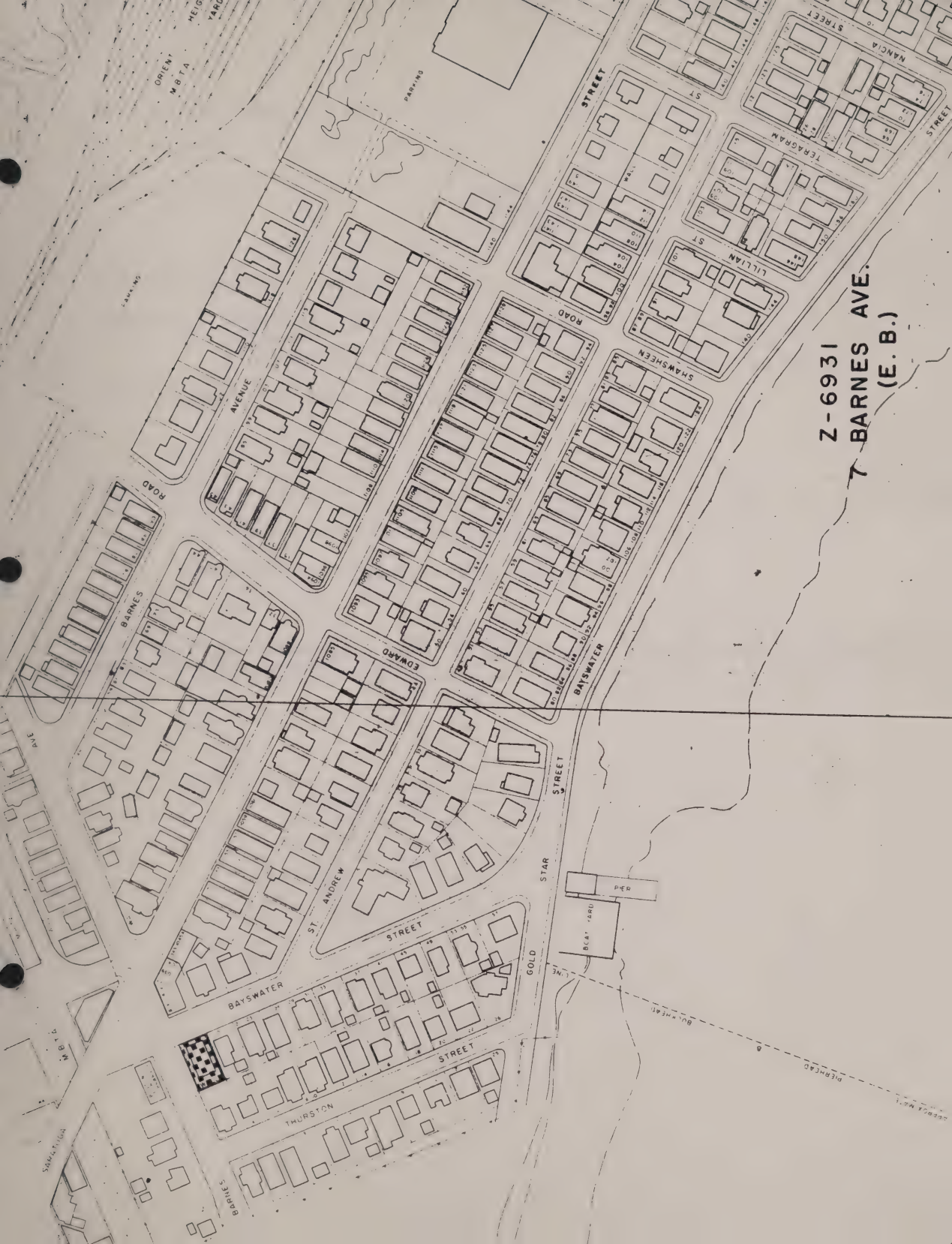
Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Two-family occupancy existed at time of purchase in 1981. Minimal extension of rear porch - two feet. Recommend approval.

VOTED: In reference to petition Z-6931, Edward Rogers, 7 Barnes Avenue, East Boston, for a forbidden use and a variance for change of occupancy from one- to two-family dwelling and enlarge and enclose porch in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Two-family occupancy existed at time of purchase in 1981. Minimal extension of rear porch - two feet.



Z-6931
7 BARNES AVE.
(E. B.)

Board of Appeal Referrals 6/20/84

Hearing: 7/10/94

Z-6933

Alphonse Marano

101 Saratoga Street, East Boston
at Marion Street

Three-story structure

District(s):	apartment	H-1	general business	_____	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

Purpose: legalize occupancy - two apartments and store.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

No record of legal occupancy. Condition has apparently existed for many years. Recommend approval with proviso.

VOTED: In reference to petition Z-6933, Alphonse Marano, 101 Saratoga Street, East Boston, for a forbidden use and two variances to legalize occupancy as two apartments and store in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.



EAST BOSTON

101 SARATOGA ST.

Z-8933

Board of Appeal Referrals 6/20/84

Hearing: 7/10/84

Z-6934

Brian T. Perrington
79 Franklin Street, Allston
near Bradbury Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from one- to two-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Occupancy is compatible with residential neighborhood. No response from community. Recommend approval with proviso.

VOTED: In reference to petition Z-6934, Brian T. Pennington, 79 Franklin Street, Allston, for a forbidden use and a variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans for any exterior changes be submitted to the Authority for design review approval.



Z-6934

79 FRANKLIN ST. ALLSTON

BOSTON & ALBANY

MASSACHUSETTS TURNPIKE

RAILROAD

Board of Appeal Referrals 6/20/84

Hearing: 7/10/84

Z-6935
Nicola Spinazzola
87 Addison Street, East Boston
near McClellan Highway

7600 square feet of vacant land

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

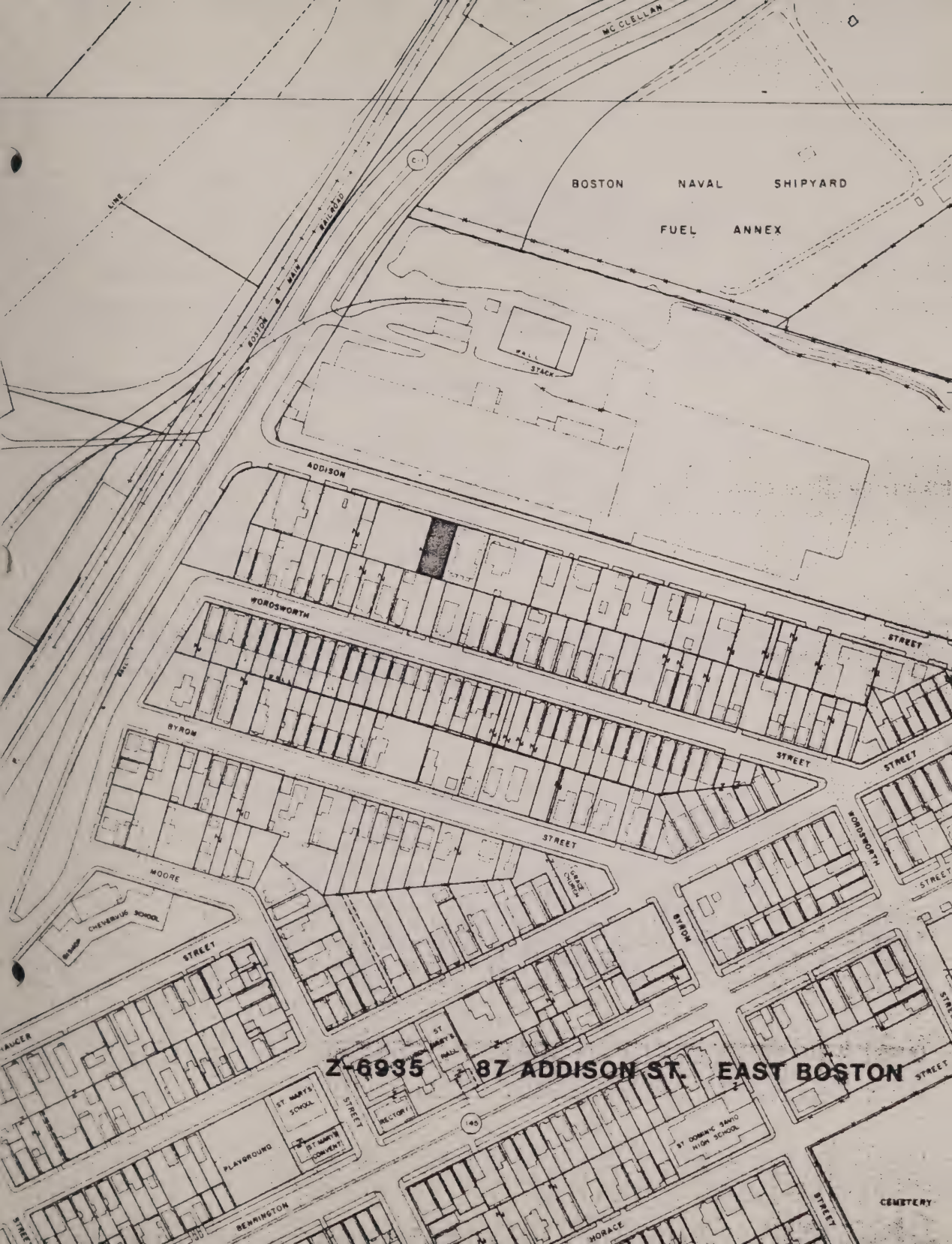
Purpose: erect auto body repair shop garage.

Violation(s):

Repair shop auto body garage is forbidden use.

Neighborhood recently changed from M-1 to the present R-.8 district, upon petition of residents, to preclude further commercial encroachment. Opposition to this proposal has been expressed by community. Recommend denial.

VOTED: In reference to petition Z-6935, Nicola Spinazzola, 87 Addison Street, East Boston, for forbidden use to erect auto body repair shop garage in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Neighborhood recently changed from M-1 to present R-.8 district to preclude further commercial encroachment. Opposition to this proposal has been expressed by community.



Z-6935 87 ADDISON ST. EAST BOSTON

Board of Appeal Referrals 6/20/84

Hearing: 7/10/84

Z-6937
Chiam Realty Trust
745 Atlantic Avenue, Boston
near Beach Street

Parking lot

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-8

Purpose: ancillary parking for six cars.

Violation(s):

. Parking lot is conditional use.

Ancillary parking is conditional use.

Parking use is existing. Layout, however, is inadequate, as it encourages use of sidewalk for egress. Also, there is an apparent City of Boston public easement on the property. Recommend denial without prejudice.

VOTED: In reference to petition Z-6937, Chiam Realty Trust, 745 Atlantic Avenue, Boston, for two conditional uses for use of premises for ancillary parking of six cars in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends denial without prejudice. Parking use is existing. Layout, however, is inadequate, as it encourages use of sidewalk for egress. Also, petitioner should consult Public Improvement Commission concerning apparent City of Boston public easement on this property.



Board of Appeal Referrals 6/20/84

Hearing: 7/10/84

Z-6939-6940
 Rodney D. Farnsworth III and
 Ralph S. Robart, Trustees
 32-34 Hall Street, Jamaica Plain
 near South Street

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: legalize occupancy: two three-family dwellings; subdivide.

Violation(s):

Lot area, width, frontage, open space, and side yard are
 insufficient.

Occupancies existing. Subdivision will enable petitioners to obtain
 financing. Recommend approval with proviso.

VOTED: In reference to petitions Z-6939-6940, Rodney D. Farnsworth III
 and Ralph S. Robart, 32-34 Hall Street, Jamaica Plain, for ten
 variances to legalize occupancy for two three-family dwellings
 in a residential (R-.8) district, the Boston Redevelopment
 Authority recommends approval with the following proviso:
 that a covenant requiring uniform treatment of the exterior
 of the structures be part of the deed and recorded in Registry
 of Deeds.



2-6939-40

32-34 HALL ST. JAMAICA PLAIN

Board of Appeal Referrals 6/20/84

Hearing: 7/10/84

Z-6943
Commonwealth Group Trust
85 Brainerd Road, Brighton
at Walbridge Street

59,571 square feet of land.

District(s):	apartment	H-1	general business	_____	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

Purpose: erect 80-unit apartment development.

Violation(s):

Parking not allowed within required front yard.

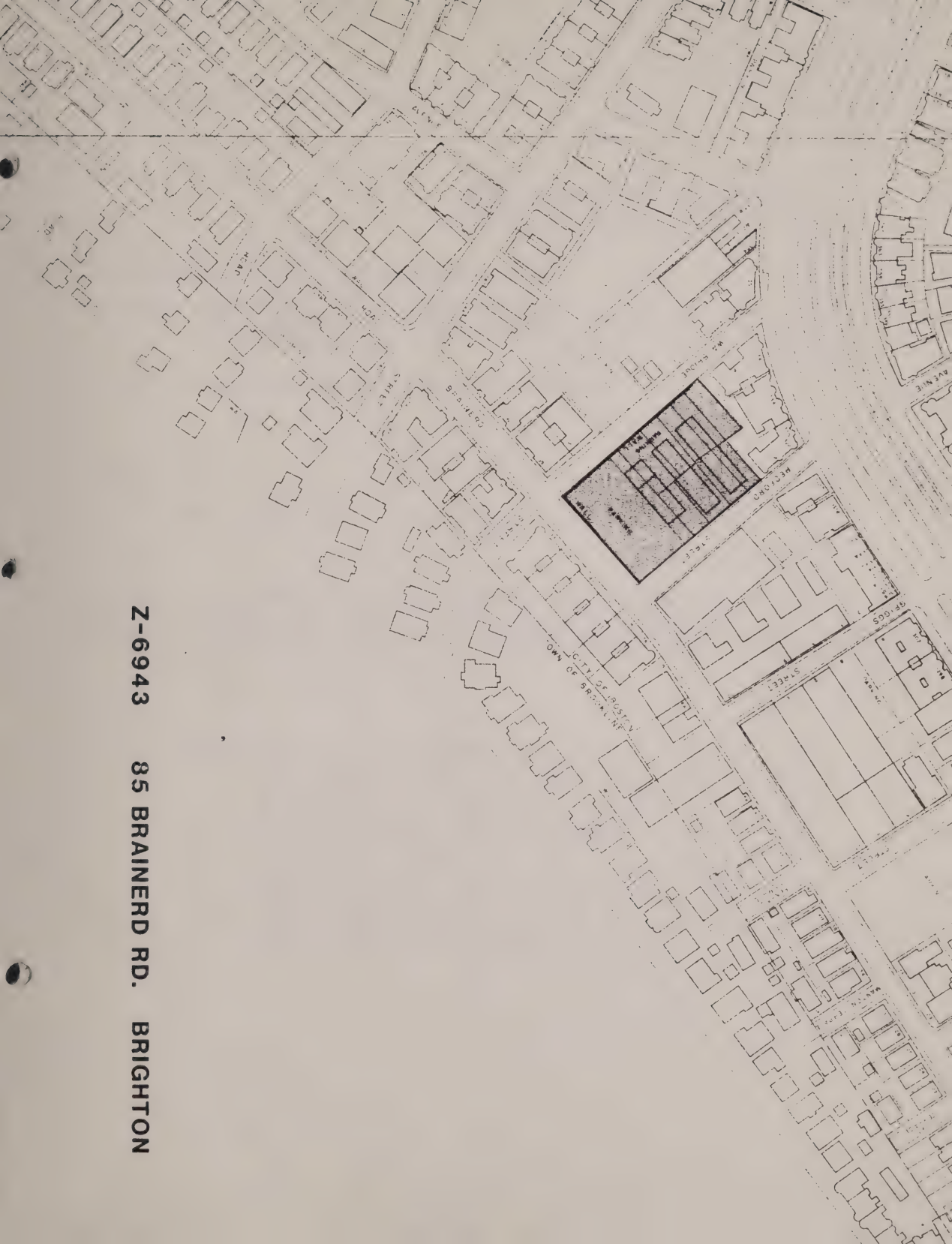
Lot area, open space, front and rear yards, corner traffic visibility, setbacks of parapet, and off-street parking are insufficient.

Floor area ratio is excessive.

Proposal consists of a six-story apartment structure and 2½- to 3-story townhouse structure with provisions for 80 underground parking spaces.

Two specific concerns have resulted from review of project with neighborhood: elimination of twenty resident off-street parking spaces and impact on water table. Developer has agreed to provide an additional twenty parking spaces and is presently conducting a water table impact study. Recommend approval with provisos.

VOTED: In reference to petition Z-6943, Commonwealth Group Trust, 85 Brainerd Road, Brighton, for thirteen variances to erect 8-unit apartment development in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that developer's water table impact study be presented to the Authority, Board of Appeal, and neighborhood; that developer provide additional twenty off-street parking spaces for neighborhood residents to replace those being eliminated by proposed development. Developer is conducting water table impact study and has agreed to provide resident parking as a result of neighborhood review of project.



Z-6943

85 BRAINERD RD.

BRIGHTON

Board of Appeal Referrals 6/20/84

Hearing: 7/10/84

Z-6946

Roman Catholic Archdiocese of Boston
57-63 Prince Street, Boston
near Salem Street

Three-story structure (former Paul Revere School).

District(s):	apartment	H-3	general business	_____	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

Purpose: change occupancy from school to 24 apartments.

Violation(s):

Off-street parking is insufficient.

Petitioner has reviewed proposal with community and is seeking site for off-street parking. Half of the units will be offered to North End residents as below-market cooperatives. Recommend approval with proviso.

VOTED: In reference to petition Z-6946, Roman Catholic Archdiocese of Boston, 57-63 Prince Street, Boston, for variance for change of occupancy from school to 24 apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans inclusive of off-street parking be submitted to the Authority for design review. Petitioner has reviewed proposal with community and is seeking site for off-street parking. Half of the units will be offered to North End residents as below-market cooperatives.

Z-6949

PVT JOHN
DE FILIPPO
PLAYGRCUNO

PVT JOHN
DE FILIPPO
PLAYGRCUNO

Board of Appeal Referrals 6/20/84

Hearing: 7/17/84

Z-6954
 Shell Oil Co. (lessee)
 1012 Hyde Park Avenue, Hyde Park
 near Greenwood Avenue

Gas service station

District(s): apartment _____ general business _____ industrial _____
 residential _____ local business L-.5 waterfront _____
 single family _____ manufacturing _____

Purpose: remove existing pump island and install two self-service pump islands.

Violation(s):

Extension of nonconforming use.

Front yard is insufficient.

Change to split island self-serve system. No increase in fuel capacity.
Recommend approval with provisos.

VOTED: In reference to petition Z-6954, Shell Oil Co. (lessee), 1012 Hyde Park Avenue, Hyde Park, for an extension of nonconforming use and a variance to install two self-service pump islands in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that hours of operation remain 7 a.m. to 10 p.m.; that petitioner comply with Board of Appeal guidelines for gas service stations. Fuel capacity will not be increased.



26954

1012 HYDE PARK AVE.

HYDE PARK

Board of Appeal Referrals 6/20/84

Hearing: 7/10/84

Z-6955
Kevin Cusack
41 Gordon Street, Brighton
near Cambridge Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

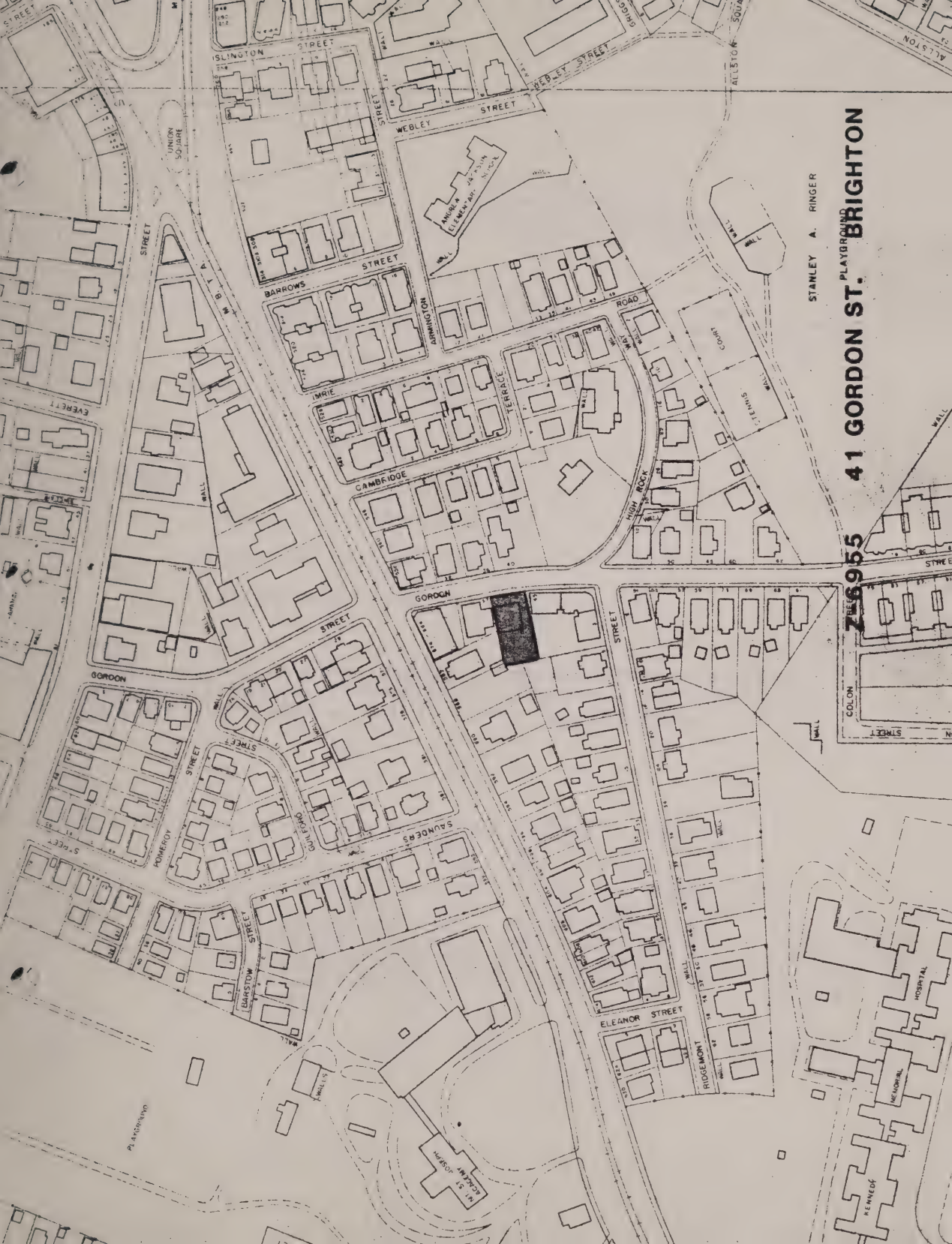
Purpose: change occupancy from three to four apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Proposed conversion is consistent with existing residential occupancies on street. Recommend approval with proviso.

VOTED: In reference to petition Z-6955, Kevin Cusack, 41 Gordon Street, Brighton, for forbidden use for change of occupancy from three to four apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans for any exterior changes be submitted to the Authority for design review approval.



STANLEY A. RINGER

41 GORDON ST. BRIGHTON

756955

Board of Appeal Referrals 6/20/84

Hearing: 7/10/84

Z-6956-6957
LCD Realty Associates
19-21 Royal Street, Allston
near Hooker Street

Three-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: combine buildings; combine occupancy: 14 apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, open space, off-street parking are insufficient.

Floor area ratio is excessive.

Existing occupancy is nine apartments. Additional basement units must be accompanied by required off-street parking. The parking deficiency would intensify existing problem. Abutter opposed. Recommend denial.

VOTED: In reference to petitions Z-6956-6957, LCD Realty Associates, 19-21 Royal Street, Allston, for two forbidden uses and eight variances to combine buildings for fourteen apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Existing occupancy is nine apartments. Additional basement units must be accompanied by required off-street parking. The parking deficiency would intensify an existing problem.



Z-6956-57 19-21 ROYAL ST. ALLSTON

Board of Appeal Referrals 6/20/84

Hearing: 7/10/84

Z-6958
Althea F. Simonelli
163 F Street, South Boston
near Athens Street

Two-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from storage of painter's materials to two
apartments.

Violation(s):

Lot area is insufficient.

Conversion would be compatible with surrounding residential properties.
Recommend approval.

VOTED: In reference to petition Z-6958, Althea F. Simonelli,
163 F Street, South Boston, for variance for change
of occupancy from storage of painter's materials to
two apartments in an apartment (H-1-50) district,
the Boston Redevelopment Authority recommends approval
with following proviso: that plans for exterior
changes be submitted to the Authority for design
review.



2-6958

163 F. ST.

SOUTH BOSTON

Board of Appeal Referrals 6/20/84

Hearing: 7/17/84

Z-6962
Jack Jang
414 West Broadway, South Boston
at F Street

One-story structure

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from retail store to restaurant.

Violation(s):

Off-street parking is insufficient.

Petition would legalize existing use. A restaurant operation has existed at this site since 1967. No response from community. Recommend approval.

VOTED: In reference to petition Z-6962, Jack Jang, 414 West Broadway, South Boston, for variance for change of occupancy from retail store to restaurant in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Petition would legalize existing condition. A restaurant operation has existed at this site since 1967.



Z-6962

414 WEST BROADWAY

SOUTH BOSTON

Board of Appeal Referrals 6/20/84

Hearing: 6/26/84

Z-6964
M. Reada Bassiouni
67A Chestnut Street, Boston
at River Street

Four-story structure

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two-family dwelling and club to eleven apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space and off-street parking are insufficient.

Proposed additional units are excessive and inappropriate and would tend to increase curb parking demands in this congested neighborhood. Recommend denial.

VOTED: In reference to petition Z-6964, M. Reada Bassiouni, 67A Chestnut Street, Boston, for forbidden use and three variances for change of occupancy from two-family dwelling and club to eleven apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial. Proposed additional units are excessive and inappropriate and would tend to increase curb parking demands in this congested neighborhood.

Z-6964 67A CHESTNUT ST. BOSTON



Board of Appeal Referrals 6/20/84

Hearing: 7/10/84

Z-6972

Gordon J., Sr., and Maria S. MacKenzie
70 Glenellen Road, West Roxbury
near Northdale Road

1½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: erect one-story addition to one-family dwelling.

Violation(s):

Side and rear yards are insufficient.

Addition (52' x 20') will provide living room, breezeway, and garage.
Recommend approval with proviso.

VOTED: In reference to petition Z-6972, Gordon J., Sr., and Maria S. MacKenzie, 70 Glenellen Road, West Roxbury, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review.



2-6972

70 GLENELLEN RD. WEST ROXBURY

Board of Appeal Referrals 6/20/84

Hearing: 7/17/84

Z-6973
 Donald R. Lewis
 9 Newton Street, Brighton
 near Brooks Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
 residential R-.5 _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from garage to auto repair shop and garage;
 erect one-story addition.

Violation(s):

Garage is forbidden use.

Auto repair shop is forbidden use.

Front, side, and rear yards are insufficient.

Any increase of this nonconforming use would have an adverse impact on abutting residential property and the immediate residential neighborhood. Lot is poorly maintained. Street is being used for storage of cars.
Recommend denial.

VOTED: In reference to petition Z-6973, Donald R. Lewis, 9 Newton Street, Brighton, for two forbidden uses and three variances for change of occupancy from garage to auto repair shop and garage and erect one-story addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Any increase of this nonconforming use would have an adverse impact on abutting residential property and the immediate residential neighborhood. Lot is poorly maintained. Street is being used for storage of cars.



TURNPIKE

RAIL ROAD

EXTENSION

CHARLESVIEW ST

BIGELOW CIR

HARVING ST

GURLAND STREET

COURT

DUNBOY

STREET

STREET

NEWTON

STREET

STREET

STREET

RIVERVIEW

ROAD

ROAD

RAVELEGH

COMINE

BROOKDALE

STREET

TONA BROOK

9 NEWTON ST. BRIGHTON

2-6973

Board of Appeal Referrals 6/20/84

Hearing: 7/17/84

Z-6980

Patricia Buddenhagen
38 Union Park, Boston
near Tremont Street

3½-story, 4-unit apartment structure

District(s):	apartment <u>H-3</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

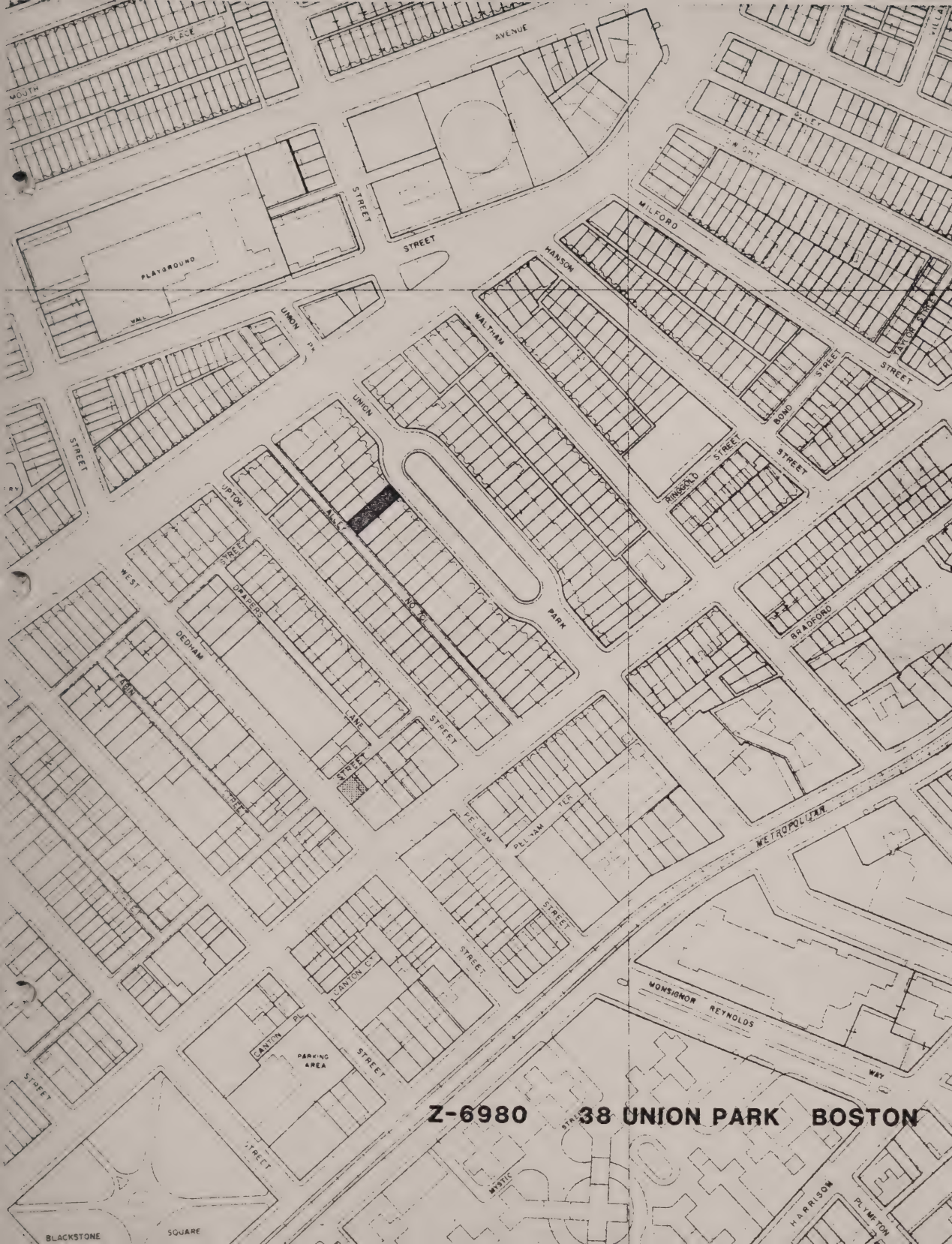
Purpose: remodel basement area as part of apartment unit.

Violation(s):

Open space is insufficient.

Basement space to be remodeled for owner's apartment. Recommend approval with proviso.

VOTED: In reference to petition Z-6980, Patricia Buddenhagen, 38 Union Park, Boston, for variance to remodel basement space for use as part of apartment unit in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review.



Z-6980

38 UNION PARK BOSTON

Board of Appeal Referrals 6/20/84

Hearing: 6/26/84

Z-6981
Beacon Hill Realty Trust
174 H Street, South Boston
near East Seventh Street

Three-story structure - three-family dwelling

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

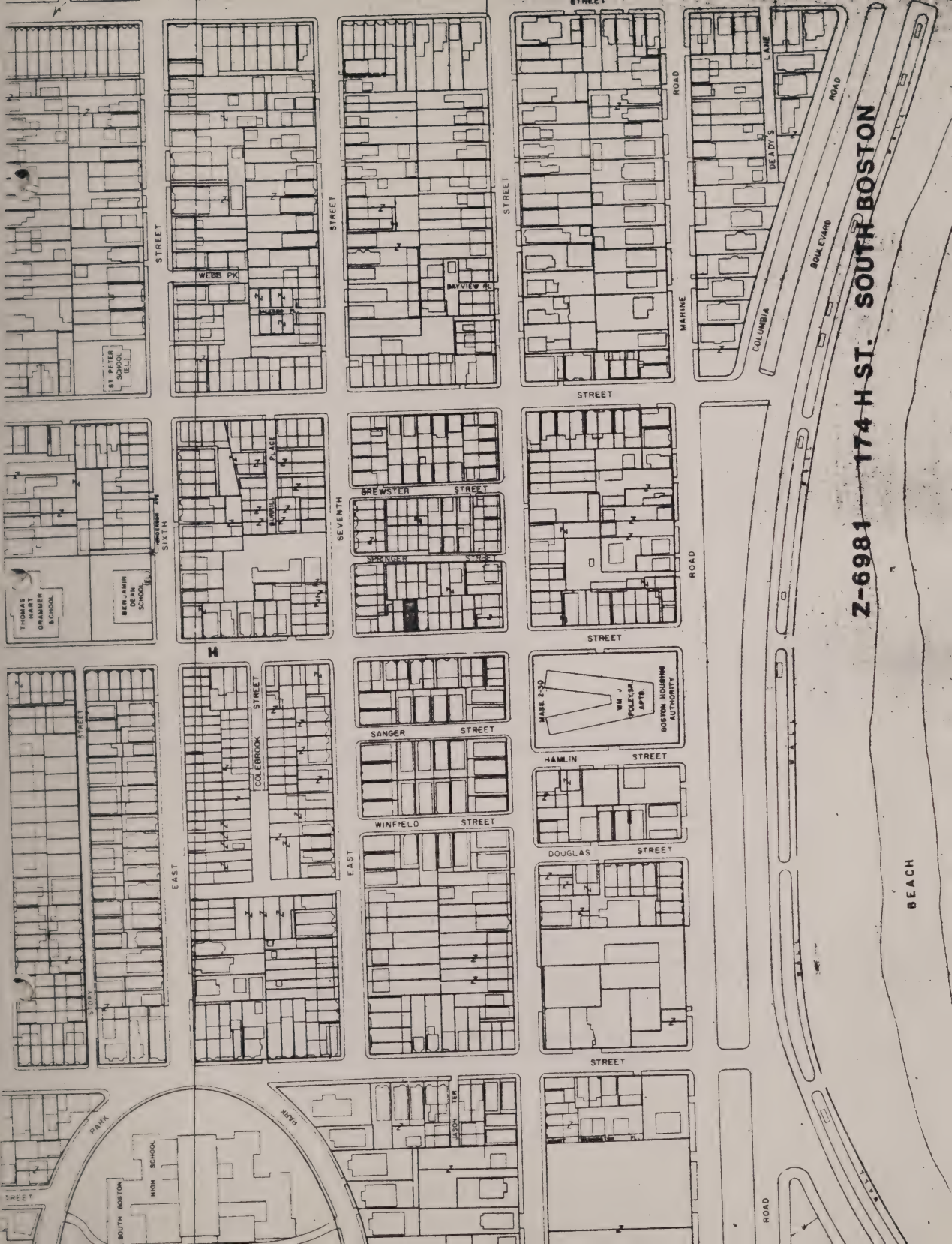
Purpose: enlarge first-floor apartment.

Violation(s):

Floor area ratio is excessive.

Portion of basement space would be added to first-floor apartment.
No increase in occupancy. Recommend approval with provisos.

VOTED: In reference to petition Z-6981, Beacon Hill Realty Trust, 174 H Street, South Boston, for variance to expand first-floor apartment unit in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that sign over first-floor middle window be removed; that plans be submitted to the Authority for design review.



Z-6981 174 H ST. SOUTH BOSTON

BEACH

Board of Appeal Referrals 6/20/84

Hearing: 7/17/84

Z-6982
Maverick Realty Corp
17 Malbert Road, Brighton
at Egan Way

Two-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from garage to three apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Parking within required front yard.

Lot area and lot width are insufficient.

Floor area ratio is excessive.

Developer has not reviewed conversion of existing carriage house to proposed owner-occupied dwelling with neighbors, who have expressed opposition.
Recommend denial without prejudice.

VOTED: In reference to petition Z-6982, Maverick Realty Corp., 17 Malbert Road, Brighton, for a forbidden use and four variances for change of occupancy from garage to three apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Developer has not reviewed conversion of existing carriage house to proposed owner-occupied dwelling with neighbors, who have expressed opposition.



17 MALBERT RD. BRIGHTON

Z-6982

Board of Appeal Referrals 6/20/84

Hearing: 6/26/84

Z-6986

Paul B. McCarrick

436 Gallivan Boulevard, Dorchester
near Frederika Street

3½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: legalize occupancy - three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, width, frontage, and open space are insufficient.

Number of stories and floor area ratio are excessive.

No record of legal occupancy. Petition would legalize occupancy existing at time of purchase last year. Recommend approval.

voted; In reference to petition Z-6986, Paul B. McCarrick 436 Gallivan Boulevard, Dorchester, for a forbidden use and six variances to legalize occupancy as three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Petition would legalize occupancy existing at time of purchase last year.



436 GALLOWAY BLVD. DORCHESTER

Z 6988

Board of Appeal Referrals 6/20/84

Hearing: 7/17/84

Z-6987

Caroline Darby

3 Mt. Vernon Street, Charlestown
near Mt. Vernon Avenue

Three-story structure

District(s):	apartment <u>H-1</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from one- to two-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

Occupancy has existed since time of purchase and is compatible with residential neighborhood. Adequate parking is provided. Recommend approval with proviso.

VOTED: In reference to petition Z-6987, Caroline Darby, 3 Mt. Vernon Street, Charlestown, for a forbidden use and three variances for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans for any exterior changes be submitted to the Authority for design review.



Z-6987

3 MT. VERNON ST. CHARLESTOWN

Board of Appeal Referrals 6/20/84

Hearing: 7/17/84

Z-6989

Debra Donlon

452r East Eighth Street, South Boston
near Winfield Street

2½-story structure

District(s):	apartment	H-1-50	general business	_____	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

Purpose: erect two additions to one-family dwelling.

Violation(s):

Rear yard is insufficient.

Proposal would enlarge first-floor living space and add dormer and deck area to second-floor. Neighbors support proposal. Recommend approval with proviso.

VOTED: In reference to petition Z-6989, Debra Donlon, 452r East Eighth Street, South Boston, for a variance to erect two additions to one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.

Board of Appeal Referrals 6/20/84

Hearing: 6/26/84

Z-6990

Carl Koppelman

41 Warren Avenue, Boston

near Clarendon Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from two apartments and rooming house to
 five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Conversion would be consistent with residential character of neighborhood.
Recommend approval with provisos:

VOTED: In reference to petition Z-6990, Carl Koppelman, 41 Warren Avenue, Boston, for a forbidden use and two variances for change of occupancy from two apartments and rooming house to five apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that petitioner provide relocation assistance to any existing lodgers; that petitioner make arrangements with nearby facilities to provide adequate off-street parking; that plans be submitted to the Authority for design review.



WARREN

BERKELEY

CLARENDON

Z-6990 41 WARREN AVE. BOSTON

Board of Appeal Referrals 6/20/84

Hearing: 6/26/84

Z-6996
Joseph and Lillian DeLuca
13-15 Charles Street, Boston
near Beacon Street

Four-story row structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-2-65</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: legalize occupancy: six apartments, store, and restaurant.

Violation(s):

Restaurant is conditional use.

Although a restaurant use has previously existed, petitioner does not indicate type, seating capacity, and other details. Recommend denial without prejudice.

VOTED: In reference to petition Z-6996, Joseph and Lillian DeLuca, 13-15 Charles Street, Boston, for conditional use to legalize occupancy as six apartments, store, and restaurant in a local business (L-2-65) district, the Boston Redevelopment Authority recommends denial without prejudice. Although a restaurant use has previously existed, petitioner has not indicated type, seating capacity, service, and other details. Community should be informed.

MASSACHUSETTS PARKING AUTHORITY

Z-6996

Board of Appeal Referrals 6/20/84

Hearing: 6/26/84

Z-7028

Loukas Deimezis, Trustee
53 East Springfield Street, Boston
near Harrison Avenue

Four-story structure

District(s):	apartment <u>H-2</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: legalize occupancy - four-family dwelling.

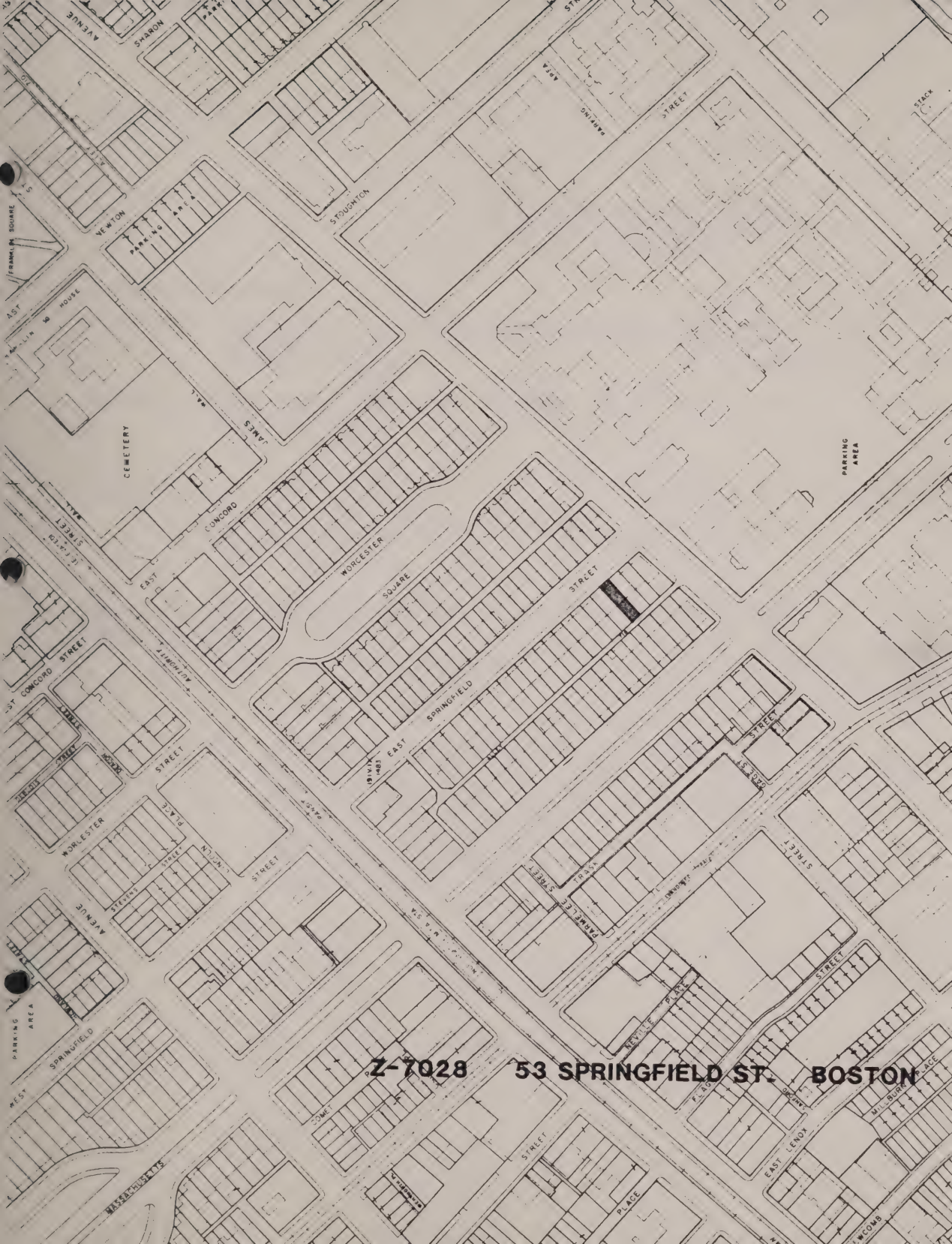
Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

No record of legal occupancy. Deteriorated structure will be restored and rehabilitated. Recommend approval with proviso.

VOTED: In reference to petition Z-7028, Loukas Deimezis, Trustee, 53 East Springfield Street, Boston, for a forbidden use and a variance to legalize occupancy as four-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review. No record of legal occupancy. Deteriorated structure will be restored and rehabilitated.



Z-7028

53 SPRINGFIELD ST. BOSTON

Board of Appeal Referrals 6/20/84

Hearing: 7/24/84

Z-7036

1983 Boylston Street Realty Trust
753-757 Boylston Street, Boston
near Fairfield Street.

Eight-story structure

District(s): apartment _____ general business B-10-155 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from stores, restaurant, and offices to same
and modeling school.

Violation(s):

Trade, professional or other school is conditional use.

Modeling school is consistent with uses in this general commercial area.
Recommend approval.

VOTED: In reference to petition Z-7036, 1983 Boylston Street Realty Trust, 753-757 Boylston Street, Boston, for conditional use for change of occupancy from stores, restaurant, and offices to same and modeling school in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval. Modeling school is consistent with uses in this general commercial area.



Z-1036

753-757 BOYLSTON ST.

BOSTON

Board of Appeal Referrals 6/20/84

Hearing: 7/10/84

Z-7041-7055 and Z-7059-7061
 South Bay Corporation
 32-34 Minot Street and
 1-13 Rev. Robert M. Costello Place,
 1a-3a-7a Rev. Robert M. Costello Place,
 Dorchester

Vacant land

District(s): apartment _____ general business _____ industrial _____
 residential R-.5 _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: erect 15 one-family dwellings; use premises for 11 ancillary
 off-street parking spaces.

Violation(s):

Lot area, width, frontage, access to rear yard, and front, side, and
 rear yards are insufficient.

Floor area ratio is excessive.

Ancillary parking is conditional use.

Development will consist of 15 prefabricated units. Residents have no knowledge
 of premanufactured housing and consequently have expressed concerns.
Recommend deferral of decision pending meeting of developer, neighborhood
 and Authority staff.

VOTED: In reference to petitions Z-7041-7055 and -7059-7061,
 South Bay Corporation, 32-34 Minot Street and 1-13 and
 1a-3a-7a Rev. Robert M. Costello Place, Dorchester, for
 one hundred eleven variances to erect 15 one-family
 dwellings and use premises for eleven ancillary off-
 street parking spaces in a residential (R-.5) district,
 the Boston Redevelopment Authority recommends that
 the Board of Appeal defer its decision. Development
 will consist of 15 prefabricated units. Residents
 have no knowledge of premanufactured housing and
 consequently have expressed concerns. Developer
 should meet with neighborhood residents and Authority
 design review staff to discuss project and address
 design issues, appropriate density for the site,
 traffic circulation and parking, and other neighbor-
 hood concerns



2-7041-55 & 7059-61

32-34 MINOT ST.

1-13 REV. ROBERT M. COSTELLO PLACE

1A-3A-7-A REV. ROBERT M. COSTELLO PLACE

DORCHESTER

Board of Appeal Referrals 6/20/84

Hearing: 6/26/84

Z-7056

President and Fellows of Harvard College
20 Fenwood and 20 St. Albans Roads,
Roxbury

Vacant land

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: ancillary parking lot.

Violation(s):

Ancillary parking lot is conditional use.

Side and rear yards are insufficient.

Proposed tenant parking for 17 cars is much needed in this highly congested Brigham Circle area. Recommend approval with provisos.

VOTED: In reference to petition Z-7056, President and Fellows of Harvard College, 20 Fenwood Road and 20 St. Albans Road, Roxbury, for a conditional use and two variances to use premises for ancillary parking lot in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that adequate lighting be provided and be arranged to shine downward and away from streets and residences; that the lot be surfaced, marked, drained, and landscaped; that plans reflecting above be submitted to the Authority for design review approval.



FRANCIS

HUNTINGTON

Z-7056 20 FENWOOD RD.
AND 20 ALBANS ST. ROXBURY

Board of Appeal Referrals 6/20/84

Hearing: 6/26/84

Z-7079
Brantam Corporation
58 Temple Street, Boston
near Derne Street

Four-story structure

District(s):	apartment <u>H-2-65</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy to five apartments.

Violation(s):

Open space is insufficient.

No record of legal occupancy. Vacant building will be rehabilitated; no exterior alterations or additions. Occupancy will be compatible with residential neighborhood.

VOTED: In reference to petition Z-7079, Brantam Corporation, 58 Temple Street, Boston, for variance for change of occupancy to five apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Vacant building will be rehabilitated; no exterior alterations or additions. Occupancy will be consistent with residential neighborhood.

Board of Appeal Referrals 6/20/84

Hearing: 6/26/84

Z-7089

Cheryl Della Camera
3854 Washington Street, Jamaica Plain
near Toll Gate Way

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-1</u>

Purpose: enlarge dormer addition.

Violation(s):

Two-family dwelling is forbidden use.

Height of building is excessive.

Side and rear yards are insufficient.

Earlier this year, Board of Appeal granted approval, with Authority concurrence, for dormer addition. Plans submitted for design review indicated an extension. Space is needed for expanding family.

Recommend approval.

VOTED: In reference to petition Z-7089, Cheryl Della Camera, 3854 Washington Street, Jamaica Plain, for a forbidden use and three variances to enlarge dormer addition in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review.



BOSTON

WASHINGTON ST.

3854

Z-7089

STREET

PROVIDENCE FALLS DIVISION

RAILROAD

HARTFORD

NEW HAVEN

NEW YORK

WALK HILL

HYDE PARK

BRANCH

ROXBURY

WEST

LANESVILLE

ARBORETUM

ROAD

HARTFORD RAILROAD

